This instrument prepared by and (MAIL) instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd.,
Suite 400 Duluth,
GA 30096
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 904576 DEEDWARR
08/17/2022 04:06:30 PM 5 pgs
Fees: $28.00 Taxes: $1,489.62
20220817-0093434

Send tax bills to:
Opendoor Property C LLC, a Delaware Limited Liability Company
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

Name and address of new owner:
Opendoor Property C LLC, a Delaware Limited Liability Company
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85281

Map parcel number: 136-14-0-074-00

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Jon Ross Hanks and Ievgeniia Hanks, husband and wife

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Opendoor Property C LLC, a Delaware Limited Liability Company,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the

use of any gender shall be applicable to all genders.

Witness our hand this 16 day of August, 20 22, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jon Ross Hanks

Jon Ross Hanks

Ievgeniia Hanks

Ievgeniia Hanks

STATE OF Virginia

COUNTY OF Prince William

On this 16th day of August, 2022, before me personally appeared _____, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

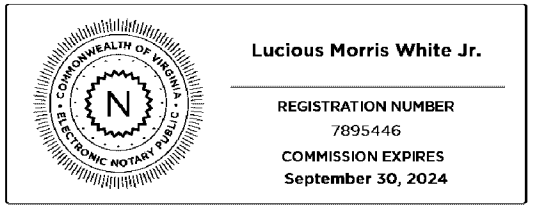
Lucious Morris White Jr

Notary Public

Printed Name: Lucious Morris White Jr.

Commission Expires:

09/30/2024



Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 402,600.00

AFFIANT

Subscribed and sworn to before me, this 17th day of august, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

524 Bluewater Drive, Nashville, TN 37217 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 524 Bluewater Drive, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 136-14-0-074-00

Land in Davidson County, Tennessee being Lot No. 114, on the Plan of Castlegate Subdivision, Section 1, of record in Book 4460, Page 115, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jon Ross Hanks and Ievgeniia Hanks, husband and wife, by Quitclaim deed from Jon Ross Hanks and Claudia A. Tidwell, dated February 7, 2022 and recorded February 16, 2022 in 20220216-0017808, the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Ross Hanks and Claudia A. Tidwell, tenants in common with rights of survivorship by Warranty deed from Cory M. Porter and unmarried man and David W. Porter a married man of record in Instrument No. 20190124-0006938 Register's Office for Davidson County. Tennessee, dated January 22, 2019 and recorded on January 24, 2019. Jon Hanks' name was erroneously spelled as John Ross Hanks in Warranty Deed recorded in 20190124-0006938.

Map and Parcel: 136-14-0-074.00

Property address: 524 Bluewater Drive, Nashville, TN 37217

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/17/22 (date of document).

Kayla Short
Affiant Signature

8/17/22
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 17th day of august, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

